

Northport Condominium Marina Association

Saturday, May 31st, 2025 9.30am Au Gres Inn

Roll Call: Called to order by Bob Neymeiyer at 9.30am. The following officers were in attendance: Bob Neymeiyer (President), Rod Grusecki (Vice President), Mark Woltanski (Treasurer), April Valley (Secretary). Absent: Mike Mathie (Trustee)

Pledge of Allegiance

New Member: Bolton (I249); Deceased Members: Penberthy (G206), Carter

Proof of Notification: Jacot (C105) reported he received proof of the meeting Valley (A08) seconds.

Approval of August 24th, 2024 Fall meeting minutes: Stamper (I258) makes a motion to approve, Klein (C197) seconds. Motion passes.

Treasurer's Report:

Woltanski-Balances as of 5/30/25 Expenses are @\$80,000-100,000/yr

Marina Main Acct: \$311,325.56

J Channel Acct: \$12,471.48

Dredging Acct (CD): \$101,372.72

Northport Station: \$14,342.15

Total: \$439,511.91

Marina Updates:

Neymeiyer- We had powerwashing done to improve appearance, but mainly to identify rotten boards. Let Jack know if you have a rotten board on your finger dock and if he is able, he will replace it. Main buoys were renovated this year. Did most of the work ourselves to save money. Purchased solar lighting for along the breakwall, still need to install. At the Gas Dock, we now sell our gas @\$5.20/gallon, very competitively priced. We can't do a member discount because of the cheap gas price, but members won't pay the credit card convenience fee that non-members pay. We sell ice and some oils/treatments. Keenan (J37)- Getting worms? Neymeiyer- We can do that. Gas Dock hours Thursday-Sunday 6am-3pm right now. Hopefully more later. Spill Response Shed installed. New State requirements mean we needed new signage that says we don't fuel boats, we just supervise. Woltanski (Treasurer) set up accounting system with upgraded computer and installed Square credit card processor. Keenan (J37)- What's going on with the Fish Cleaning Station? Neymeiyer: Store has a new owner. We are waiting for someone to be there to give us access to turn on the water. Klein (C197)- We have the legal right, so we should push harder.

Grusecki- We bought new stabilizer brackets for the docks. Instead of paying \$25/hr for them to be welded, we found a supplier to buy them new \$2.95 and \$8.25. Eventually, they will be swapped out and replaced. If you see any issues, let Jack know and we will get it replaced. We did a marina assessment on missing posts, broken posts, missing finger braces, no finger docks, etc. Looking at a 2-3 year project to fix these issues. We have a contractor lined up.

Dredging: Met with EGLE and we can remove 500 yards with our current permit through July 2027. Per Horton, the channel is 4-7ft now. We will keep doing measurements when we put the buoys in and out. We need to change where we put the dirt. Looking for a location.

Fish Cleaning Station: Board looking at not staying at the Store and moving to the Red Barn. Met with Inspector and have to figure out a system to dispose of the fish guts, possibly pumping to the lagoon or using holding tanks. A fish grinder is \$83,000 not installed. Looking at moving the equipment from the old Fish Cleaning station. Inspector said we would need to get proper ventilation. Stutler (E154)- Can we put in a bypass system? Klein (C197)- Last board was working on this and the problem is our sewer is tied together. That's been the problem, to be independent. We could get water and electricity, but sewer has always been the problem with different Agencies.

Auten (E161)- Missing finger dock, poles are there. Neymeiyer-We'll look at it.

Sandomerski (J52)- Somebody has a floating dock on J Channel. Neymeiyer- Don't know how that happened. Klein (C197)-The Board approved. It was a test. If it works, the Board should set up guidelines. Mickelson (J47)-That's mine. Trying it to see if it will work.

Messing (I260)-I want to put in a dock but Horton doesn't do that now. Neymeiyer-We will check on a contractor.

Stamper (I258)- Weed control? Neymeiyer-They were supposed to be doing that last week. Grusecki- I got a quote from a different contractor for that if we need it. Neymeiyer-The board is changing how it does bids. From here on out, we are doing a scope of service so everyone is bidding on the same job.

Neymeiyer-We have to operate as a board and we had a meeting this week and removed Mike Mathie as President. The Bylaws state any board member can be removed by a majority vote of the Board. We had 3- yes, 1-no, and 1-abstain. Looking for a trustee. Burch (E171)-Article 10, Section 7 of Bylaws says we can't appoint anyone, Mathie is still on the Board. We can remove him as President, but not from the Board. He would have to resign. Neymeiyer- We will look into it and see what has to happen according to the Bylaws.

Neymeiyer- We want to thank Larry Gontko and Denny Klein for all their years of service for the marina.

Sandomerski (J52) Motion to adjourn, Muth (E153) seconds. Motion passes, meeting adjourned.